

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

January 15, 2025

7:00PM

23608

Call the meeting to order

Pledge of Allegiance

Prayer

Introduction - Bob Zundel, Kenneth Trumbetta, and Kerry Jobe

Atty. Falatovich(Remote) and Secy. Otto

Public discussion from residents and taxpayers taken during the course of the meeting, as each item is brought up for motion

Announcements: No smoking during the meeting;

: Residents please give your name when addressing Supervisors

: Please turn off all cell phones

1. ADMINISTRATION

- 1A. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve the Minutes of the December 18, 2023 public meeting.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1B. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve the Minutes of the January 6, 2025 reorganizational meeting.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1C. Motion made by Kerry Jobe and seconded by Ken Trumbetta to approve expenditures for the month as follows, noting those disclosures filed of record with the Township Secretary, by Supervisors of their routine business dealings with certain of those vendors whose invoices may be paid pursuant to this Motion:

General Fund	\$43,516.53
Payroll Fund	\$43,193.85
Fire Protection	\$3,039.75
Sewage	\$1,533.50
Liquid Fuels	\$223.50
Park Initiative	\$1,007.00
Street Lights	\$144.91
Special Projects	\$720.00

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TOTAL \$93,379.04

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1D. Motion made by Ken Trumbetta and seconded by Kerry Jobe to advertise the **2025 Recreation Board’s monthly meeting** schedule, with all meetings held at the Township Municipal Building at 7:00 P.M., on the following dates.

February 10, 2025	June 9, 2025	October 13, 2025
March 10, 2025	July, no meeting	November 10, 2025
April 14, 2025	August 11, 2025	December 8, 2025
May 12, 2025	September 8, 2025	January 12, 2026 Reorg. Mtg.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1E. Motion made by Kerry Jobe and seconded by Ken Trumbetta to renew Regola Consulting, LLC’s monthly retainer at \$2500.00 per month.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1F. Motion made by Ken Trumbetta and seconded by Kerry Jobe to approve resolution 5-2025 entitled;

A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA APPROVING THE ENTRY OF A GRANT AGREEMENT WITH THE COMMONWEALTH FINANCING AUTHORITY FOR THE PURCHASE OF EQUIPMENT ASSOCIATED WITH THE GRADALL REPLACEMENT PROJECT.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1G. Motion made by Kerry Jobe and seconded by Ken Trumbetta to **table** the award for the alternate bid for replacement of two damaged mast arms on traffic signals within the Township. This motion was tabled at the December 18, 2024 Supervisor meeting.

Kerry Jobe - It is about \$70K to replace the two mast arms which is outside our grant amount. The funds would need to come from our special projects account. They aren’t bad enough that they

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need replaced now. We want to make sure we make the right decision awarding it or not. The lead time is 6 months or more. One is by Hornock and one is by the Paper Shredders.

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Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1H. Motion made by Ken Trumbetta and seconded by Kerry Jobe to **table** hiring for the Road Crew position for Salem Township. This motion was tabled at the November 20, 2024 and December 18, 2024 Supervisor meeting.

Eric Hageder asked why it keeps getting tabled. Ken Trumbetta explained that the employee that will be replaced is still working.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1I. Motion made by Kerry Jobe and seconded by Ken Trumbetta to appoint *Jesse Maruca* as **Deputy Tax Collector** to collect and settle Act 511, Institution District and Township Real Property Taxes during any period of incapacity of the appointed Tax Collector, as same is defined in the Local Tax Collection Law. This motion was tabled at the January 6, 2025 Supervisor Reorganization meeting.

Ken Trumbetta stated that Marcy Montepart who has been the Deputy Tax Collector in the past didn't want to be on anymore.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1J. Motion made by Kerry Jobe and seconded by Ken Trumbetta to amend the agenda to add the seventh condition and to grant preliminary approval of the Fusting Center Phase II **Lot Consolidation plan** subject to the following conditions being met:
1. References to the "dedication of a public right of way" should be removed from the Statement of Purpose;
 2. Identify the edge of the ROW and center line for State Route 22 as per Section 502(H)(8);
 3. Submit the Title information for the "Access Easements" shown on the Plan.
 4. Remove the Mortgage Certification language from Sheet 1;
 5. A signature line needs added for the Recorder's Office to sign off on; and

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6. A Revision Number and Date must be added to the Plan.
7. Final approval of the Land Development

Motion made by Ken Trumbetta to approve without condition number seven. Motion died from lack of second.

Kerry Jobe made the motion to amend the agenda to include condition number 7. Otherwise, the consolidation may go through prior to the Land Development, and we want to make sure there aren't any issues with the Land Development.

Solicitor Falatovich stated that Subdivisions and Consolidations go through preliminary and final approvals. The motion needs to state preliminary approval since this is the first time coming through.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1K. Motion made by Kerry Jobe and seconded by Ken Trumbetta to grant preliminary approval of the Fusting Center Phase II **Site Plan** subject to the following conditions being met:

1. Erosion and Sedimentation Control/NPDES Plan approval is required.

NOTE: NPDES Permit Application has been submitted to WCD for review.

2. Township Engineer approval of the Stormwater Management Plan is required.
3. FTMSA/DEP approval of sanitary sewer connections is required.

NOTE: In progress.

4. A PennDOT Highway Occupancy Permit is required.

NOTE: In progress

5. Proof of cross easements over the property of "Delmont X Corp" and "Salem 22 Associates" to access the redlight at the intersection of the Salem 22 Associates Property and SR 0022 from the development site is required. Agreements must be submitted to the Township for review prior to recording.

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6. A sign package as per Section 601(B)(6) must be submitted with the Preliminary Plan for the design, lighting and location of each free-standing sign.
7. A written agreement between Bushy Run and the Owners of the Holiday Inn must be submitted to the Township allowing emergency vehicle the use of the Holiday Inn driveway to gain access to the Holiday Inn (eastern) side of the Fusting Centre II building.
8. The following NOTE must be added to the Plan:

“All roadway’s depicted in this plan shall be and remain private and the upkeep and maintenance of same shall be the sole and exclusive responsibility of the property owner. Nothing in the submission or approval of this plan shall be deemed or construed as a dedication or acceptance of such roadways as “public roads” within the Salem Township Public Road system.”
9. A Revision Number and Date must be added to the Plan.
10. That modifications of the following sections of the Township SALDO are required:
 - A. A modification of Section 602(d) to permit off-street parking within the required 40’ set-back.
 - B. A modification of Section 602(F)(1) to reduce parking space requirements to a width of 9 ft. and a length of 18 ft.
 - C. A modification of Section 416(A) of the SALDO to reduce the required number of off-street parking spaces for multi-family dwellings to 1.5 spaces per unit.
 - D. A modification of Section 601(B)(3)(b) of the SALDO relating to building isolation distances to authorize a portion of the buildings to be located closer to a property line than its height.
 - E. A Modification of Section 416(A) of the SALDO to increase the height restrictions for multi-family dwellings from three (3) stories to four (4) stories.
 - F. A modification of Section 405(H) from the requirement to provide access easements to all sides of the building over the private roads in the Plan for emergency vehicle access purposes

The Planning Commission recommended that all of the aforesaid modifications be approved.

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The Township Solicitor also notes that a modification of Section 416(A) of the SALDO is required to increase the maximum number of units authorized in a multi-family dwelling from 8 to the 40 condominium units proposed, and the density/area requirements of Section 416(B) to authorize the condominiums within this commercial development without complying with the independent minimum area requirements of the SALDO. These modifications were not requested by the Developer and, accordingly, were not addressed by the planning commission.

Solicitor Falatovich stated that because this is preliminary approval when they come through with final approval Fusting Center can make the request and the Planning Commission can consider the request for modifications at that time.

Connie Mattei explained that 10E, the original modification does include the increase in the number of units from 8 to 40. The only thing that was left off was the density area requirements of 416(B)

- 1L. Motion made by Ken Trumbetta and seconded by Bob Zundel to approve a modification request dated January 10, 2025 from Daniels Excavating for the encroachment of any and all existing structures located at 1855 State Route 819 into the 40' front yard setback. This modification request pertains to Section 412(B) of the Subdivision and Land Development Ordinance.

A modification request is required to be submitted with a preliminary plan for review and recommendation by the Planning Commission as per Section 308(C). If strict compliance with the terms of the SALDO creates an unnecessary hardship, an exception can be approved by the Board as per Section 205.

The Applicant did not submit a preliminary plan prior to construction of the Cement Batch Plant, nor did they submit a hardship request to build a garage into the 40 ft. setback. Without a hardship, the PC would not be in a position to consider a recommendation of approval. A recommendation of denial, however, would suggest implications beyond the scope of the Planning Commissions' responsibilities.

The Planning Commission members, therefore, unanimously voted to send the request directly to the Board of Supervisors without making a recommendation.

The PC did make comment to the Applicant at the request of Solicitor Falatovich to expand the modification request to include "any and all existing structures" encroaching into the front building setback as indicated on the Existing Conditions Plan and Proposed Conditions Plan submitted to the Township.

Kerry Jobe made a motion to table. There is time to address this as Daniels brings in the other conditions to this plan. We don't have to address at this meeting. We can wait until more submissions come in to meet some other conditions.

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Madchen, an employee of Mr. Daniels asked which conditions? Kerry responded and said that it can be brought back up after NPDES and HOP approvals are given.

Resident Lisa Segina asked, what would be the reason for approving it? It isn't a hardship.

Connie Mattei explained that for the Fusting Center you incorporated the modifications into the approval of the final plan. You didn't put the modification ahead of the plan approvals. Since you don't have plan approvals because those conditions are still outstanding, you don't have an approved plan for the existing or proposed plan. There is no hurry for the modification to go through. It is procedural. If you grant the modification and the plan doesn't go through you are stuck with the modification.

Madchen said the modification has nothing to do with the HOP or NPDES.

Solicitor Falatovich asked if Kerry's suggestion to table is to see if this impacts the PennDOT HOP approval or whether the HOP approval is impacted by this? There are two bases for exceptions to modifications. One is the unnecessary hardship exception. There are other standards that can apply. If this doesn't impact the HOP, maybe the modification do not matter, and we would potentially be able to grant a modification under section 401. If it does affect the HOP in some fashion, it would be a basis for reconsidering.

Kerry explained that this is a modification on a building that does not have a building permit.

Solicitor Falatovich stated that if it is approved, a note will need to be added to the plan to indicate that the modification was approved but it doesn't impact any other SALDO requirements or any type of approval that is required on the Site Plan.

Lisa Segina asked for clarification. You are planning to approve something that isn't permitted and is in the setback that has been established by the Township. Don't you consider that a liability.

Solicitor Falatovich said that as long as the Subdivision and Land Development Ordinance was established, he is not aware of any modification request that was rejected by the supervisors. Even with this encroachment it doesn't appear that any portion of the building is going to be struck with traffic or impede traffic or site lines.

Madchen explained that they PennDOT doesn't require a TIS or further scoping because there will not be construction occurring to 819.

Connie Mattei asked solicitor Falatovich if the existing conditions plan will be recorded when it is approved. Solicitor Falatovich said it eventually will. She the note on the plan will not be binding unless it will be recorded. We are continually violating procedures and putting the cart before the horse and creating issues down the road. Things are out of order.

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Vote on the motion: Bob Zundel and Ken Trumbetta voted for the motion. Kerry Jobe voted no. Motion passed by majority vote.

- 1M. Motion made by Kerry Jobe and seconded by Ken Trumbetta to amend the motion to add the seventh condition and to approve the Miranda Place **Subdivision plan** subject to the following conditions being met:
 1. A revised Subdivision Plan must be submitted with the appropriate certification of a Professional Land Surveyor registered in the State of Pennsylvania who has prepared the plan (Section 307.A.7).
 2. In the three (3) major notes in the center of Sheet 1 (under the "Recorder's Certification"):
 - a. The words "variances from" must be removed from the 1st sentence. It should read "... Supervisors approves exceptions from and modifications to;
 - b. In the 3rd Paragraph (relating to ("dedication")), 4th line down, the term "Detention Basin" should be replaced with "Catch Basin".
 3. With respect to the "locations of all structures", on Sheet 2.1 of the Site Plan, a portion of the curbing is shown to extend into Miranda Drive. The curbing seems to extend along the edge of the 40' road right of way. Is it the developer's intent to have a 40' paved roadway? If not, the proposed area of the paved cartway must be distinguished from the edges of the 40' right of way on the plan;
 4. The areas of the Common Elements should be physically identified on the Plan. Are the areas outside the units common elements? The Declaration of Planned Community (Pg. 10) makes reference to the maintenance of lawns and landscaping as a common expense, but it's not clear on the plan who is maintaining the yards outside the units (even though the land is being conveyed with the units post-construction). Accordingly, the areas that are "common elements" must be more specifically identified on the Plan;
 5. The "location map" on Overall Cover Sheet 1.0 should also be added to Sheet 1 of the Subdivision Plan;
 6. The Declaration of Plan Community must be revised consistent with the Township Solicitor's recommendations and be resubmitted for approval by the Solicitor and filed with the Recorder of Deeds prior to recording the final plan.
 7. Final approval of the Land Development

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Lisa Segina wants to know how final approval can be granted with conditions. The Developer Mark Nikouli explained that not every condition needs to be met such as the Developer's agreement. You need approval before that can be written up.

Connie Mattei had concerns with the language for condition number 6. She wants to know who is approving the Declaration of Plan Community. Solicitor Falatovich doesn't have a problem if someone wants to double check his work. A notation will go onto the recorded plan that makes reference to the Declaration of Plan Community and the Instrument number it was recorded at. By approving the plan, the Supervisors will also be acknowledging that this is the plan that is recorded by the recorder of deeds and they will acknowledge that they have accepted the Declaration of Plan Community as filed.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1U. Motion made by Kerry Jobe and seconded by Ken Trumbetta to amend the agenda to add a condition to the Miranda Place Site Plan to include a Traffic Study.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

- 1V. Motion made by Bob Zundel and seconded by Ken Trumbetta to approve the Miranda Place **Site Plan** subject to the following conditions being met.

Kerry made a motion to table the motion. He doesn't want to give final approval with several conditions. No second was received. Motion died from lack of second.

1. Stormwater Management Plan Approval is required. Township Engineer Doug Regola recommended the following be submitted to the Township:

- All of the Plans (PCSM, E & S, Profiles, etc.) should be updated to reflect the new layout;

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- The PCSM should be updated to show the impervious area for the new design. The narrative should be revised as necessary. A comparison of impervious areas to the detention facilities for both the previously reviewed PCSM and the current layout is necessary. Based on this information it can be determined if a new analysis is required.

NOTE: Township Engineer Doug Regola stated this condition has been met. The foregoing notwithstanding, a Stormwater Management Best Management Practices Operation and Maintenance Agreement is required to be entered between the Township and the Developer before the final plan is recorded and construction permits issued.

2. FTMSA/DEP/Township approval of sanitary sewer tap increase is required.

- The information provided at the meeting appears to indicate that 25 Taps have been currently allocated with additional taps requested. The additional taps must be approved, and the total taps approved for the site must match the density increase of 31 units.

NOTE: A request for an increase in the number of taps has been submitted to the DEP and DEP approval is pending.

3. The Township Engineer should make recommendations for traffic calming devices, including but not limited to the use of stop signs, and advance warning signs, along Mark Drive, to ensure safe entry to and from the Plan from Mark Drive.

- The Applicant would need to work with the Township in locating stop signs and advance warning devices, providing additional plans if necessary.

NOTE: Sufficient information for the location of the stop signs and advance warning devices has not been submitted to the Township and forwarded with the Application for PC review, nor have written reports and/or approvals from the Township Engineer or Traffic Engineer been submitted to the Township.

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4. That the Developer provide a revised plan, in a recordable form consistent with the drafting requirements of the Township's SALDO, containing plan notations associated with any modifications approved by the supervisors for the plan and any other required documentation (e.g. HOA Documents, proof of compliance of those requirements referenced above, etc.). The Township Solicitor will provide Cherry Hills with the required plan notations and, once completed, the Developer would return to the Planning Commission for consideration of the revised plan for final approval.

NOTE: A recordable plan has been submitted for the Subdivision. The Township Solicitor stated that, once finalized, Sheets 1.0, 1.1. and 2.1 from the Site Plan submission should be recorded along with the subdivision plan as part of the same instrument number. A revised HOA document has not been received.

By a 2-1 vote, the Planning Commission passed a motion to recommend final conditional approval of the plan submitted on November 20, 2024 (dated November 19, 2024) based on the following:

1. Submit a scaled, detailed drawing for approval by the Township, Township engineer and the Township's traffic engineer showing the locations of all stop signs and advanced warning signals in relation to the entrance onto Mark Drive as per PennDOT requirements. (Condition approved by the Supervisors on October 16, 2024);

NOTE: The Applicant (Cherry Hills) verbally agreed to this condition at the meeting.

2. Submit a final HOA agreement (Section 417.B);
3. Prepare, Sign and Record a Declaration of Planned Community;
4. The developer must provide quantities and cost estimates to the Township Engineer for the construction of the SWM BMP's so the Township may determine the amount of financial security required for the SWM BMP's;

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5. A SWM, BMP O&M Agreement must be prepared and entered between the Owner and the Township;
6. The developer must provide quantities and cost estimates to the Township Engineer for the construction of the roadways and stormwater management facilities within same, and execute a Developer's Agreement with the Township for the construction of same prior to the recording of the final plan (Section 703); and
7. Make suitable arrangements for fixing financial responsibility for continued ownership, maintenance and where applicable, tax liability for all land areas, facilities and improvements which will not be dedicated to or accepted by the Township (Section 417.A)

NOTE: In preliminary review of this Memo, the Township Solicitor has indicated that the Matters raised in proposed Condition No. 7 above can and will be addressed in the final version of the Declaration of Planned Community.

8. Traffic Study investigation and report from the Township Traffic Engineer

Kerry Jobe asked Solicitor Falatovich for the language to add a condition asking for a Traffic Study. Solicitor Falatovich explained that the Supervisors are not bound by the Planning Commission's recommendations. It is an independent review. The supervisors take their recommendations into consideration and do as they may. If you are referring to something other than what the Planning Commission recommended in condition #1, such as a Traffic Impact Study that is something you can do. You would want to consult with the Township traffic Engineer quickly.

Ken Trumbetta explained that there are a few residents that are concerned that they will not be able to get out of their driveway depending on the Stop sign placement.

Kerry Jobe stated that there was a meeting with the Supervisors, Township Engineer, Solicitor Falatovich and a half a dozen residents yesterday. Asking for this additional condition for a Traffic Study is not blind siding the residents.

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Property owner, Gary Nese, up until this point a Traffic Impact Study was not required. He feels the advanced warning sign and stop sign situation has been addressed already. The exact placement of someone's driveway comes during the construction phase.

Mark Drive resident Wendy Fagert said that a Traffic Study has been requested twice since August and she was told that PennDot doesn't do that. She just found out this week that the Township had their own Traffic Engineer.

Mark Drive resident Greg Fagert said this is on a blind curve and is on a tilted road. He is worried about safety. Common sense tells you not to place a stop sign there. He feels the Township will be liable for injuries occurring there knowing that this is an unsafe situation. What is the harm in having an independent study done?

Mark Drive residents are concerned about where the bus stop will be. Solicitor Falatovich, the developers, and the Supervisors stated that we would hope the bus would go into the plan.

George Saad, applicant for Miranda Place doesn't see how the Traffic Study can delay whether the plan can receive final approval. The stop signs are on the drawings and the design criteria has been provided.

Connie Mattei mentioned that she was denied three times since November by the Supervisors to meet with her. She believes we are putting the cart before the horse. In 2021 Miranda was given preliminary approval based on a condition that they have site lines. Cherry Hills and Gary Nese, the property owner, are trying to execute a real estate deal. As Connie understands it from Solicitor Falatovich, the concept of their deal is that all final approvals and previous approvals must be secured, and they get final approval on the plan. She doesn't understand what a deal has to do with our plan approval process. The original approvals required site distance and on-site verification. Our Township Engineer went out and said you don't have site distance. However, he said it would be appropriate to look into stop signs that would involve advance warning signals. The final plan was submitted and significantly changed to go from one stop sign to a three way stop sign intersection with advanced warning signals. That changed how this plan is going to be reviewed by the board. The condition to provide detailed drawings was what you approved in October. The developer would work with the Township (Board of Supervisors), not the Engineer or the traffic engineer unless that has been delegated to them. Our Township Engineer has not worked on the three way in any fashion. Our Traffic Engineer submitted information in

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September that it required an on-site verification for where the advanced warning signs are. The Planning Commission didn't receive anything in writing from the Township or Traffic engineer that they recommend this based on PennDOT standards. No location of the signs has been done. Have you looked at the plans that you are about to give approval for. The Supervisors agreed that they looked at the plan. There is a scratch mark on the bend that says advanced warning sign and another scratch mark indicating stop sign. There are no driveways located or distances. All the PC required was what the Supervisors approved on October 16, 2024 to see more information. Before Thanksgiving, Connie tried meeting with the Supervisors and they weren't available. She tried meeting again before the staff meeting on December 11, 2024 and didn't receive a response. December 23, 2024 Connie sent a detailed e-mail explaining why this application shouldn't be on the PC agenda. The application isn't complete. You don't make application for final approval until you have certain things in place one being preliminary condition that weren't met that were passed in October. On Solicitor Falatovich's bill, Connie noticed there was a phone call to discuss Miranda with Bob and Ken but not Kerry in response to Connie's e-mail. Kerry knew nothing about it. In May 2023, Solicitor Falatovich sent an e-mail to the Township and to Mr. Nese and said they received their NPDES permit but they weren't ready for final approval. All the conditions were listed. When they submit their plan, on Thanksgiving morning, an e-mail was sent out by Solicitor Falatovich to the Township and the PC indicating that they were not ready for final approval yet, nobody would meet with Connie to tell her why. You find yourself here, giving final approval to a plan that you don't know if a 3 way intersection that will impact the community can be put there. Connie also stated according to our SALDO, section 417, prior to granting preliminary or final approval, arrangements should be made for fixing financial security. Also, according to section 703 prior to final approval a developers agreement must be prepared and executed. In an e-mail today from Solicitor Falatovich, the developer's agreement is insufficient. We will continue to have these problems until we follow procedure.

George Saad stated that the Developer's agreement can't be finalized until some of the plan aspects are finalized. All of that factors into the cost to secure financial stability. He can't clear the ground or pull a grading permit and start working in the township until financial security is signed off on. That is the standard process in any Township.

Mark Nikouli stated that the Township Engineer told them that what has been on the plan regarding the stop signs is acceptable.

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Kerry Jobe asked if they are anticipating putting any type of stop signs or warning signals during the construction phase and installation of the road. George said we were not. If flaggers are necessary for construction traffic going in and out, we will do that but its not typical. If the Township Engineer has determined that there is no site distance to install a driveway without the stop signs, is it safe to have construction equipment going in and out of that area without those stop signs.

Solicitor Falatovich stated that it can be detailed in the Developers agreement to make them responsible for traffic controls for entering and exiting the site during construction.

Greg Fagert wants to know what happens if the traffic study indicates that there isn't a place for a stop sign. Solicitor Falatovich stated that the traffic study is going to provide additional information on the location of stop signs. You will not see it come back saying there isn't a place for a stop sign.

Vote on the motion: Bob Zundel and Ken Trumbetta voted for the motion. Kerry Jobe voted no. Motion passed by majority vote.

Kerry voted no based off of not having the information needed to make a decision. Gary Nese said you would have had the information you are asking for if you would have requested it beforehand.

2. COMMUNITY DEVELOPMENT

3. SEWAGE

Bob Zundel said a meeting is scheduled with UTMA on January 23rd. Solicitor Falatovich spoke to the folks at Unity this afternoon. They still have additional questions for UTMA that they want to bring up at the meeting on the 23rd. They have concerns and considerations that they would like to see addressed. They did not want to circulate a Memorandum of Understanding (MOU) at this point. The meeting will be held at the UTMA facility.

Solicitor Falatovich has a letter that will be going out to Ed Rebitch. It has a very detailed synopsis of what the issues are and gives them options on how to resolve this problem. Matt Rebitch said the options are not up to us. It is up to Delmont Council to approach them. Solicitor Falatovich said what came out of the meeting with DEP and Delmont is that since Ed Rebitch is a Salem customer, they are treating this as the Township needing to approve alternatives that you have suggested. They will go along with whatever the Township proposes. Matt said that the point is misunderstood. Salem doesn't play a role in this. It is between the Rebitch's and Delmont. We had a lateral at the

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farmhouse. The lateral has been taken away. Delmont failed to obtain easements in their initial plan for the lateral and the alternative plan. Kerry said there will be Salem involvement if you wish to go with an on-lot system. Matt said the reason Solicitor Falatovich is involved is related to the legality of Delmont's proposed plan to change their existing sanitary sewer into a private lateral. The agreement that was transferred from Salem to Delmont in 2015 does not permit this. The house hasn't had a private lateral that meets code since November when the new line went live. Delmont is obligated to provide them with a legal sanitary sewer hookup.

4. COMMITTEE REPORT

3A. Solicitor's Report

3B. Treasurer's Report - submitted for the month ending December 31, 2024.

3C. Park Initiative Report

5. OLD BUSINESS

Resident Lisa Segina asked if anyone had a chance to visit Lutterman's new development in the back of their property. Ken Trumbetta said yes they stopped and talked to Mr. Lutterman. They knocked a few trees down and have a bigger storage area. Lisa said he is dumping old houses from McKeesport there. Bob Zundel said they have reports from the Land Fill of all hazardous material. Lisa said they have not been to planning for this part of their development. This should be a new development. Ken said when they visited with Mr. Lutterman he said he has a permit for everything that is dumped there. Lisa said he is not following the proper process. She would like the supervisors to address bringing him back to planning because he has a new development there. Ken said we will meet with him again. Kerry Jobe said, if you look at the county aerial GIS Lutterman's property has more than just a few trees that are knocked down. There are several acres where the trees are gone. Our Stormwater Management Ordinance kicks in at 5000sqft.

Resident Don Miller would like to know why the Supervisors are appeasing her if you don't need approval to dump on your property. There are other places in the township that you can't see where dumping is taking place. It is private property how can you trespass and ask what he is doing? Kenny said we don't go looking for issues unless it is brought to our attention. Kerry said we operate on a complaint driven system for a long time. We don't have a Code Enforcement official who looks around for problems. We try to work things out with the residents independently as problems are brought to our attention.

Resident Kent Boggs asked how many outstanding lawsuits are active in the township. Ken responded and said zero. Solicitor Falatovich said nothing except for a tax assessment appeal.

Matt Rebitch, resident and elected auditor – prior to the auditors meeting he reviewed a couple time sheets and he would like to see more detail for the taxpayer. The official time records show how many hours each day they worked and any benefit time. It doesn't show the start/finish times or

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES**

January 15, 2025

7:00PM

23608

details of work done. We don't know what we are paying for. He would like to request it be changed to be more detailed and accountable. He asked if a motion is needed to change the timesheets to include those details. Bob Zundel said no motion is needed; it will be handled. Bob said it will be in Kenny's book.

Lisa Pinto said that Greensburg just adopted cameras in their trucks and cars, so they have complete visibility to the area and what is being done and what roads are being paved so the residents know what is happening. It was in the Trib a couple weeks ago and she suggested it for Salem.

Holly Lorenzo, Engineer for Apex and Mr. Daniels, inquired about the signature page for the HOP. Solicitor Falatovich said he thinks it will be okay for the Township to sign but he will look over it in the morning. There was a concern whether Penn Dot is requiring a TIS. They are not. Salem's signature will confirm that.

6. NEW BUSINESS

Matt Rebitch asked Bob Zundel what happened to Rock Springs Road on Saturday morning. Bob responded and said it got banged up by the new cutting edge on the plow. It grabbed this road along with a couple others. Matt said there are sections of the road where there is evidence of the plow banging up and down on the road. Bob said the plow has springs on the bottom and kicks up. Matt walked Baily's Road, and the damage isn't as bad as Rock Springs road. Bob said it doesn't do it on a smooth road. Matt said the other half of Rock Springs is good. The damage is only in front of the Rebitch farm to Delmont. Matt is questioning whether this was vengeful since things didn't go in the Roadmasters favor at the auditors meeting.

7. ADJOURNMENT

8. Motion made by Ken Trumbetta and seconded by Kerry Jobe to adjourn meeting with the next meeting being a regular meeting to be held on February 19, 2025, at 7:00 P.M. at the Salem Township Municipal Building.

Vote on the motion: Bob Zundel, Ken Trumbetta, Kerry Jobe voted for the motion. Motion passed unanimously.

Time of adjournment: 9:09pm

Respectfully submitted,


Kelly Otto